



Legislative Department Seattle City Council Memorandum

Date: April 6, 2010

To: Members, Housing, Human Services, Health and Culture (HSH&C) Committee

From: Traci Ratzliff, Central Staff Analyst

Subject: Ordinance Adopting the Housing Levy Administrative and Financial (A & F) Plan

Attached to this memo you will find the proposed ordinance (and two related attachments) that adopts the 2009 Housing Levy A & F Plan and authorizes changes to the 2009 – 2012 Consolidated Plan for Housing and Community Development that coincide with the changes to the A & F plan. The changes to the Consolidated Plan reflect the a subset of policy changes made in the A & F plan that have historically also applied to certain programs funded by Community Development Block Grant (CDBG) funds, HOME funds, City General Funds, etc. The attachments to the ordinance are marked in “track changes” so that you can easily see the modifications made to the two documents. Finally, attached is a proposed amendment that Council member Burgess will be offering to the proposed A & F plan. This amendment is described in further detail below.

All of the changes to these documents, except one, are a result of the discussions held by Council members at the March 10th HSH&C Committee meeting.

One additional change that was not discussed at committee but is included in the attached proposed A & F plan was requested by Council members Burgess and Clark. This language, found on page 44 of Exhibit A, encourages the Office of Housing to work with organizations to implement the Acquisition and Opportunity (A & O) Program. At the request of Council members Burgess and Clark, the Office of Housing and Central Staff have begun discussions with the staff at Enterprise Community Partners about their interest and ability to help leverage additional funds that could be used to implement the Levy A & O Program. Enterprise Community Partners is a national non-profit organization that invests in the development of affordable housing. Enterprise has worked with a number of other jurisdictions by providing funding to implement programs similar to the City’s A & O program. The new proposed language gives OH the specific direction to work with organizations like Enterprise Community Partners to explore possible partnerships to implement the A & O program so that in the event we can reach agreement on such an arrangement we can move ahead to implement immediately.

Council member Burgess will be proposing one amendment to the A & F plan relating to the use of Levy funds at Seattle Housing Authority (SHA) redevelopment projects. The proposed amendment removes the new underlined language (found on page 16 of Exhibit A) that states Levy funds should not be used to construct replacement housing units at

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SHA redevelopment projects but allows Levy funds to be used only for units that are in addition to replacement units. Council member Burgess's amendment leaves in place language that allows Levy funds to be used for SHA redevelopment projects but only if the City Council approves such use through a Memorandum of Agreement or other agreement with SHA. Council member Burgess prefers to preserve this funding option and to leave decisions about specific uses or restrictions to the point in time when there is an actual request from SHA for assistance. The City has provided funds from prior housing levy measures and other City sources to assist in the construction of housing units, including replacement housing units, at Rainier Vista and Holly Park Redevelopment projects. Yesler Terrace is the most likely project for which SHA would seek City funding. SHA has begun planning for the redevelopment of Yesler Terrace but is a year or two away from a final proposed plan for development at this site.

The proposed ordinance has been scheduled for discussion and possible vote at the April 14th HSH&C Committee meeting. Please review the attached materials and let me know if you have any questions. I can be reached at 4-8153.

Attachments

1. Ordinance
2. Exhibit A – Proposed Housing Levy A & F Plan
3. Exhibit B – Proposed Changes to Appendix C of 2009 – 2012 Consolidated Plan for Housing and Community Development
4. Proposed Amendment by Council member Burgess